| 011.0 | 0004 | 0025.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 939,000 / 939,000 |
| | | | | | USE VALUE: | 939,000 / 939,000 |
| | | | | | ASSESSED: | 939,000 / 939,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | -22 | SWAN PL, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SEFNER MONICA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 22 SWAN PLACE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,267 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 3532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5267.000 | 418,800 | | 520,200 | 939,000 |
| Total Card | 0.121 | 418,800 | | 520,200 | 939,000 |
| Total Parcel | 0.121 | 418,800 | | 520,200 | 939,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.86 | /Parcel: 265.8

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 9001 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/17/18 |

!1018!

## PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0025.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 418,900 | 0 | 5,267. | 520,200 | 939,100 | 939,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 335,200 | 0 | 5,267. | 549,100 | 884,300 | 884,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 335,200 | 0 | 5,267. | 404,600 | 739,800 | 739,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 313,300 | 0 | 5,267. | 387,300 | 700,600 | 700,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 313,300 | 0 | 5,267. | 358,400 | 671,700 | 671,700 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 258,400 | 0 | 5,267. | 300,600 | 559,000 | 559,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 258,400 | 0 | 5,267. | 293,600 | 552,000 | 552,000 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 269,400 | 0 | 5,267. | 279,800 | 549,200 | 549,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:42:00 |

## LAST REV

| Date | Time |
|---|---|
| 03/05/18 | 13:32:09 |
| ekelly | |
| 1018 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 9001 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12360-431 | | 1/8/1973 | | 41,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/20/2007 | 106 | Re-Roof | 7,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/17/2018 | MEAS&NOTICE | KB | Kevin B |
| 2/26/2009 | Measured | 372 | PATRIOT |
| 9/24/1999 | Mailer Sent | | |
| 9/24/1999 | Measured | 256 | PATRIOT |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5267 | | Sq. Ft. | Site | | 0 | 90. | 1.10 | 10 | | | | | | | | | 520,210 | | | | | | 520,200 | |

Total AC/HA: 0.12091 | Total SF/SM: 5267 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 520,210 | Spl Credit | Total: 520,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 1 - Wood Shingl | 15 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FR - Fair | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 40.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 160.00 |
| Size Adj.: | 0.94728196 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 148.534 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 701472 |
| Depreciation: | 282693 |
| Depreciated Total: | 418779 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 6 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

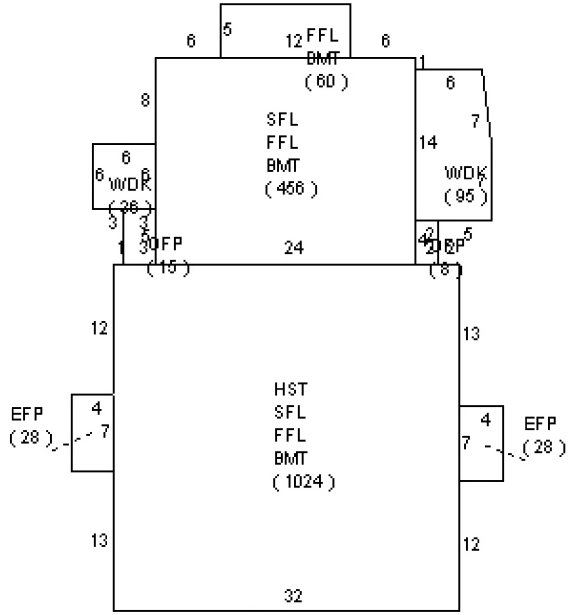
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 148.53 |
| Special Features: | 0 | Val/Su Net: | 79.29 |
| Final Total: | 418800 | Val/Su SzAd | 118.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,540 | 44.560 | 68,623 |
| FFL | First Floor | 1,540 | 148.530 | 228,743 |
| SFL | Second Floor | 1,480 | 148.530 | 219,830 |
| HST | Half Story | 512 | 148.530 | 76,049 |
| WDK | Deck | 131 | 13.360 | 1,750 |
| EFP | Enclos Porch | 56 | 71.150 | 3,984 |
| OFP | Open Porch | 23 | 43.120 | 992 |
| | Net Sketched Area: | 5,282 | Total: | 599,971 |
| Size Ad | 3532 | Gross Are | 5794 | FinArea 3532 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

011.0-0004-0025.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|